



**TOWN OF COLMA  
MUNICIPAL CODE**

**CHAPTER FIVE: PLANNING, ZONING, USE, DEVELOPMENT OF LAND AND IMPROVEMENTS**

**Subchapter Three: E Zone**

**5.03.120 "E" Zone.**

(a) The following uses are generally permitted on land located within the "E" Zone:

- (1) A cemetery or memorial park;
- (2) Floriculture or agriculture.

(b) The following uses may be permitted by the City Council on land located in the "E" Zone upon issuance of a use permit in accordance with the procedures hereinafter set forth:

- (1) Nurseries;
- (2) Flower Shops;
- (3) Monument Shops;
- (4) Medical Service Offices where medical, dental or veterinarian consultation, treatment and/or advice is dispensed on an outpatient basis;
- (5) Professional Business Offices where professional or technical business services are offered and/or where the administrative management function of a business is performed and where no external signing is required;
- (6) Restaurants; provided that banquet facilities are included capable of accommodating 50 or more persons separated from the principal dining facilities.
- (7) Such other uses as the Council finds are of a similar nature to the specified uses.

[History: formerly § 5.317; ORD. 234, 3/14/79; ORD. 321, 7/10/85; ORD. 372, 7/13/88;  
ORD. 638, 12/14/05]

**5.03.330 Restrictions Applicable to "E" Zone.**

(a) All uses in the "E" Zone shall be subject to the following requirements:

(1) Area: Each lot shall have a minimum average width of 33-1/3 feet and a depth not less than 100 feet.

(2) Setbacks: The front yard shall have a depth of not less than five (5) feet from property line to the front line of any building except that any yard facing El Camino Real shall be thirty (30) feet; the side yards shall not be less than five (5) feet wide; the rear yard shall not be less than five (5) feet deep.

(3) Site Coverage: Not more than fifty (50%) per cent of any building site shall be covered by buildings.

(4) Parking: There shall be maintained on each building site facilities for parking, loading, and unloading; provided, however, that off-street parking shall in no event be less than the following standards:

(A) Retail Stores: one (1) parking space for each one hundred (100) square feet of sales floor area, but in no case less than one (1) space for each two hundred (200) square feet of gross floor area;

(B) Professional Business and Medical Service Offices: one (1) parking space for each three hundred (300) square feet of gross floor area;

(C) Restaurants: One (1) parking space for each four (4) seats for seating other than private banquet facilities; and with respect to private banquet facilities such additional parking as may be appropriate considering the size of the facility, the reasonably anticipated utilization of the banquet facility, and the availability of adjacent parking; provided, however, that the amount of parking required for banquet facilities shall be no greater than one (1) parking space for each four (4) seats.

(D) All other uses: minimum of one (1) space for each five (5) regular employees but, in any case, not less than one (1) space for each two thousand (2,000) square feet of gross floor area, or fraction thereof.

(5) Height: The maximum height of any building shall be thirty-six (36) feet.

(6) Design: The design of any building shall be subject to approval by the City Council who shall consider the height, design and use of such building in relation to the height, design and use of buildings in the surrounding area.

(7) Landscaping: Within the required setback area from El Camino Real there shall be maintained only paved walks, paved walks, paved driveways, lawns and landscaping. The landscaping shall be consistent with landscaping in the surrounding area, and shall screen parking areas from passerby on the adjacent street. The City Council may require, as a condition of any Use Permit, that all or a portion of the setback area be maintained as lawns or landscaping.

(8) Parking shall be placed behind buildings or well screened by landscaping.

(9) Any roll-up doors and loading areas shall be located so as not to face public roads.

[History: formerly § 5.335.1; ORD. 321, 7/10/85; ORD. 372, 7/13/88; ORD. 638, 12/14/05]